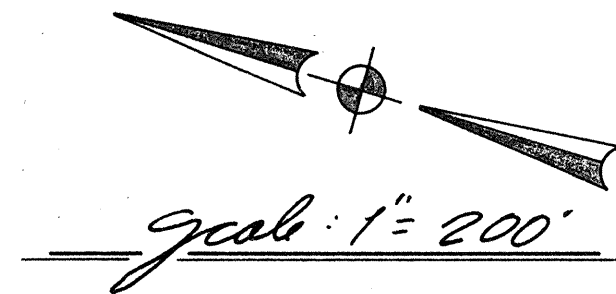
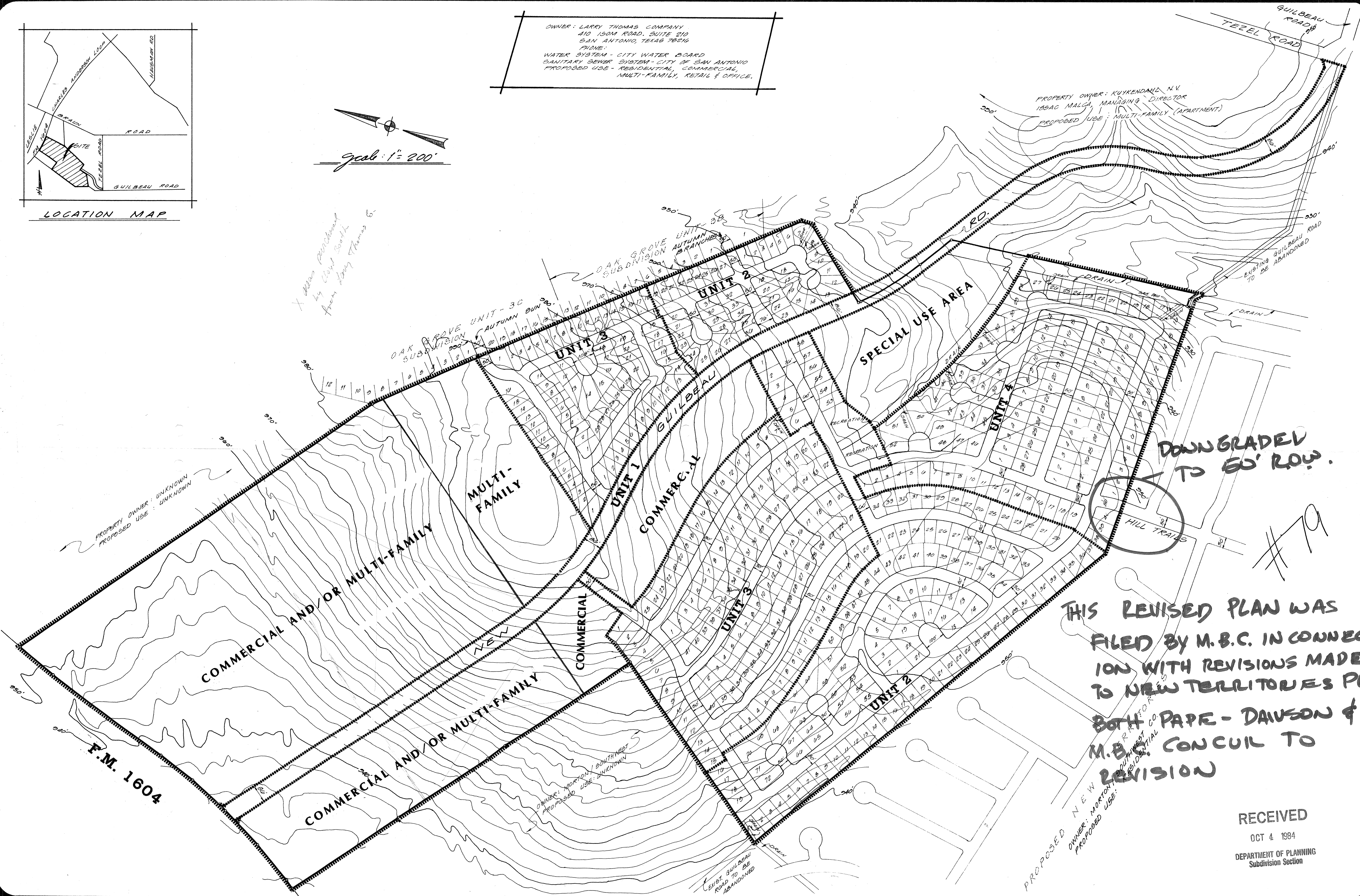


LOCATION MAP



X was purchased by Unit South from Larry Thomas & Co.

OWNER: LARRY THOMAS COMPANY
410 130M ROAD, SUITE 210
SAN ANTONIO, TEXAS 78216
PHONE:
WATER SYSTEM - CITY WATER BOARD
SANITARY SEWER SYSTEM - CITY OF SAN ANTONIO
PROPOSED USE - RESIDENTIAL, COMMERCIAL,
MULTI-FAMILY, RETAIL & OFFICE.



DOWNGRADED TO 60' ROW.

THIS REVISED PLAN WAS
FILED BY M.B.C. IN CONNECTION WITH REVISIONS MADE
TO NEW TERRITORIES PLAN
BOTH PAPER - DAWSON &
M.B.C. CONCUR TO
REVISION

RECEIVED

OCT 4 1984

DEPARTMENT OF PLANNING
Subdivision Section

GUILBEAU PARK SUBDIVISION

MASTER DEVELOPMENT PLAN

JOB NO. 1573.40

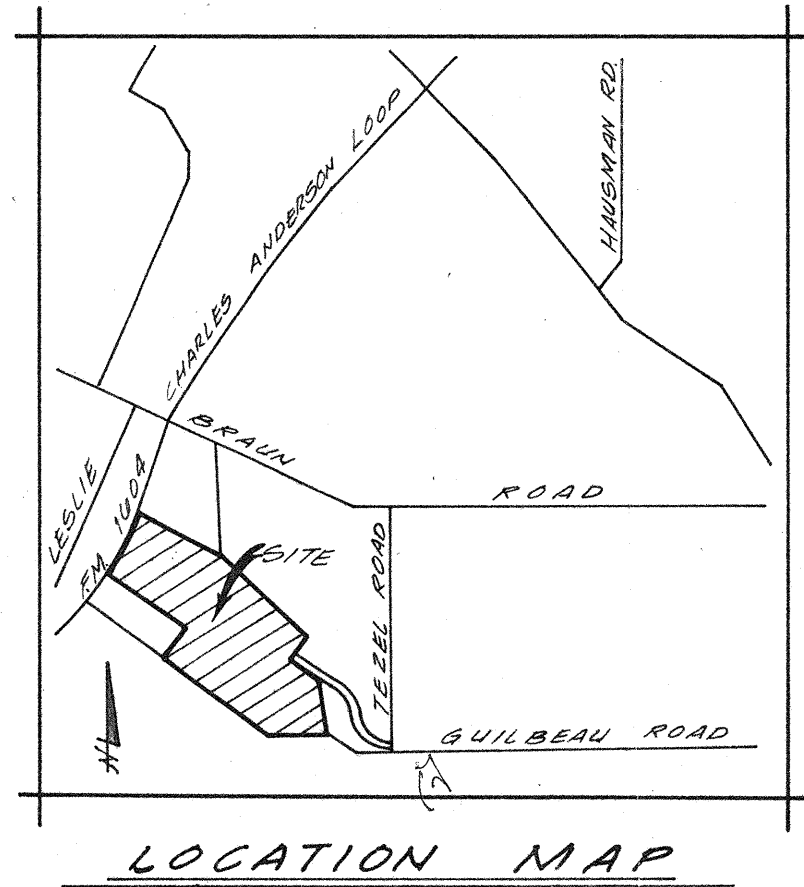
DATE 9/83

DRAWN EBP/ITU/UR

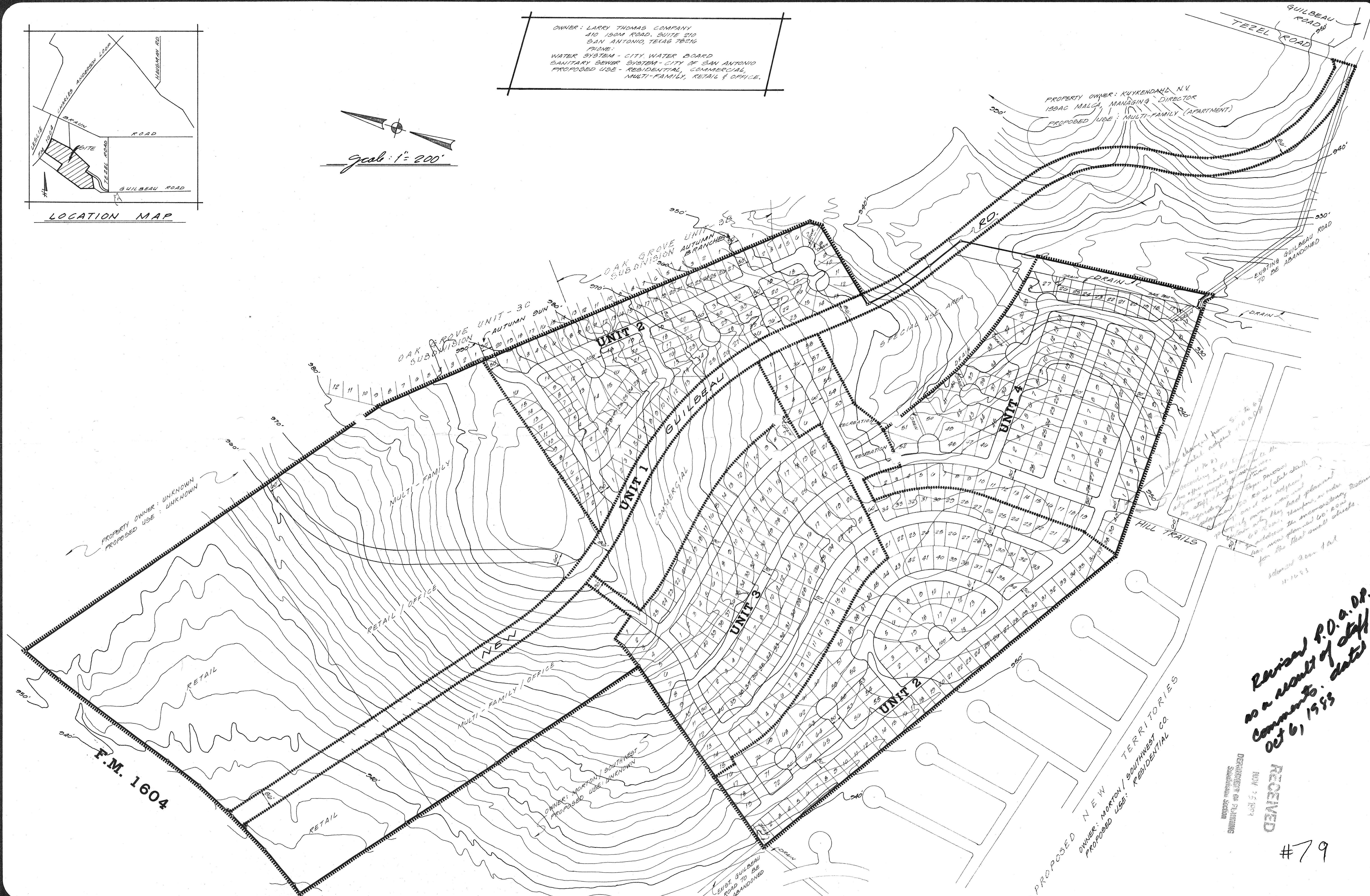
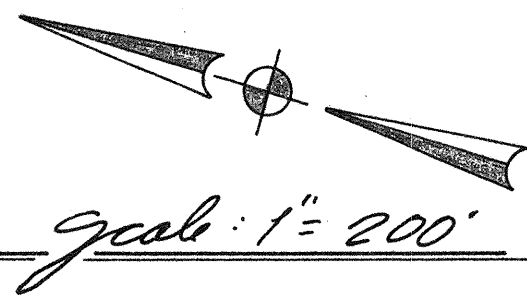
SHEET 1 OF 1

PAPE-DAWSON ENGINEERS
CIVIL & ENVIRONMENTAL
SAN ANTONIO, TEXAS 78217
6310 BROADWAY
512-924-9454

REVISIONS:
MAY 1984
OCT. 2 1984



OWNER: LARRY THOMAS COMPANY
410. 150M ROAD. SUITE 210
SAN ANTONIO, TEXAS 78216
PHONE:
WATER SYSTEM - CITY WATER BOARD
SANITARY SEWER SYSTEM - CITY OF SAN ANTONIO
PROPOSED USE - RESIDENTIAL, COMMERCIAL,
MULTI-FAMILY, RETAIL & OFFICE.



GUILBEAU PARK SUBDIVISION

MASTER DEVELOPMENT PLAN

JOB NO. 1573-40
DATE 2/83
DRAWN EBP/ITU JR
SHEET 1 OF 1

PAPE-DAWSON ENGINEERS
CIVIL & ENVIRONMENTAL
SAN ANTONIO TEXAS 78217
9310 BROADWAY
512-834-9494

REVISIONS:
NOV 8, 1983

#79

Loop 1604

LB

720'

400'

COMMERCIAL
MULTI-FAMILY

BENDELL
UNIT-22

SINGLE FAMILY RESIDENTIAL
ARDEN BEND

COMMERCIAL
MULTI-FAMILY

BOWENS

CROSSING

COMMERCIAL
MULTI-FAMILY

UNIT-23

UNIT-10

SINGLE FAMILY RESIDENTIAL
UNIT-19
VOL 9504 PG 204

FOUNTAIN BEND

UNIT-9
VOL 8900 PG 191

GOLDEN BEND

SINGLE FAMILY
UNIT-
VOL B700 PG

CREEK

HELOTES

GRAND BEND

RESIDENTIAL
UNIT-10

LOCAL B
VOL 8600
PG 72

40' POINT BOWENS CROSSING

ANGLE
HALLOR BEND

ORCHARD BEND

INFORMATION SHEET FOR
PRELIMINARY OVERALL AREA DEVELOPMENT PLAN
(P.O.A.D.P.)

83-10-61-24

FILE NO. 83-10-61-24
(To be assigned by the Planning Dept.)

GUILBEAU PARK
P.O.A.D.P. NAME

LARRY THOMAS CO.
NAME OF DEVELOPER/SUBDIVIDER

410 ISOM RD. SUITE 210
ADDRESS

PHONE NO.

PAPE - DAWSON ENG.
NAME OF CONSULTANT

9310 BROADWAY S.A. TEX.
ADDRESS 78217

824-9494
PHONE NO.

GENERAL LOCATION OF SITE N.W. OF ITS INTERSECTION WITH TEZEL RD.
& GUILBEAU RD. & S.E. OF F.M. 1604

EXISTING ZONING (If Applicable) O.C.C.

PROPOSED WATER SERVICE

- ☒ City Water Board
☐ Other District _____ Name _____
☐ Water Wells

PROPOSED LAND USE

- ☒ Single Family
☐ Duplex
☒ Multi-Family
☒ Business, Retail & Office
☐ Industrial

PROPOSED SEWER SERVICE

- ☒ City of San Antonio
☐ Other System _____ Name _____
☐ Septic Tank(s)

DATE FILED Sept 28, 1983

REVISIONS FILED _____

(if applicable)

DUE DATE OF RESPONSE _____

DATE OF RESPONSE _____

(within 30 working days of receipt)

(within 15 working days of receipt)

(Date of expiration of plan, if no plans are received within 18 months of the plan filing)

NEEDED INFORMATION:

INFORMATION REQUESTED. The POADP as an overview of the developer's projected land use, shall include, at least the following information:

- ☒ (a) perimeter property lines;
☒ (b) name of the plan and the subdivisions;
☒ (c) scale;
☒ (d) proposed land use(s) by location and type;
☒ (e) existing and proposed circulation system of collector and arterial streets and their relationship to any adjacent major thoroughfares and any proposed alternative pedestrian circulation systems: (side-walks, lanes, paths, etc.)
☒ (f) the proposed source and type of sewage disposal and water supply;
☒ (g) contour lines at no greater than ten (10) foot intervals;
☒ (h) projected sequence of phasing; see letter dated 10-3-83
O.C.C. ☒ (i) existing and/or proposed zoning classification(s);
☒ (j) known ownership and proposed development of adjacent undeveloped land; and
☒ (k) existing adjacent streets or development which impact upon access decisions within the proposed POADP.

9-29-83 called Jason Pickens for additional info (he will return call) time tables requested construction
9-29-83 copies of plan was sent to all of them
5000 reviewed P.O.A.D.P. 10-4-83



CITY OF SAN ANTONIO

PO BOX 1096
SAN ANTONIO, TEXAS 78201

May 12, 1986

Mr. Lloyd Booth
9130 Wurzbach Road
San Antonio, Texas 78240

Dear Mr. Booth:

As per your engineer's inquiry, regarding a street extension (April Bend Street) which stubs into your property. Please note that the City of San Antonio will not obligate you to extend said street unless you choose to extend it to Guilbeau Road.

The street stub is platted with New Territories Subdivision Unit-22 and is annotated with the following:

The street stub proposed at the north end of April Bend does not obligate the City of San Antonio to ensure extension of April Bend at a later date. (See attached)

Sincerely,

MCO Neal
Michael C. O'Neal

Planning Administrator
Current Planning Division
Department of Planning

MCO/RR/hdlv

cc: Eduardo Descamps
9310 Broadway
San Antonio, TX 78217



CITY OF SAN ANTONIO

P. O. BOX 9056
SAN ANTONIO, TEXAS 78285

October 6, 1983

Pape-Dawson Engineers
Mr. Edward Descamps
9310 Broadway
San Antonio, Texas 78217

Re: Guilbeau Park

Dear Mr. Descamps:

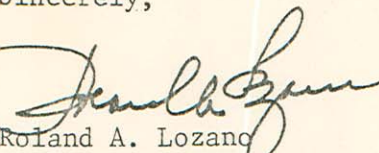
Please be advised that the Preliminary Overall Area Development Plan (POADP) review for Guilbeau Park (File #83-10-61-24) has been completed. The proposed scheme was jointly reviewed by Traffic Engineering and Planning staff. Analysis of the POADP concludes that the planned proposal is in general compliance with the requirements set forth in Chapter 36 of the City Code.

Staff concensus is that the planned Guilbeau Parkway (86' R.O.W.) alignment is in accordance with the current Major Thoroughfare Plan. Additionally, it is noted that the extension of Hill Trails in your subdivision is not consistent with the 60' R.O.W. being provided in that New Territories area. Because of this, it is recommended contact be made with the adjacent property owners in an effort to work out the inconsistency.

Please note that these are staff comments and not Planning Commission comments. This action does not establish any commitment for the provision of utilities or services of any type now or in the future by the City of San Antonio. Additionally, this action does not confer any vested rights to plat under the existing Subdivision Regulations. Any platting will have to comply with the Subdivision Regulations in force at the time of platting.

If you have any questions or if we may be of further assistance, please do not hesitate to contact our office.

Sincerely,


Roland A. Lozano
Director of Planning

RAL/EG/sm

cc: Dean Chadwick, Traffic Engineering

9310 BROADWAY, SAN ANTONIO, TEXAS 78217
512/824-9494

LETTER OF TRANSMITTAL

Date	11/11/83	Job No.	1573-40
Attention	EDDIE GUZMAN		
Re:			
GUILBEAU PARK SUBDIVISION			

TO Planning Department

GENTLEMEN:

WE ARE SENDING YOU ☒ Attached ☐ Under separate cover via _____ the following items:

☐ Shop drawings ☒ Prints ☐ Plans ☐ Samples ☐ Specifications

☐ Copy of letter ☐ Change Order ☐ _____

COPIES	DATE	NO.	DESCRIPTION
2		1	Revised Master Development Plan to reflect comments of your letter (10/6/83)
1		1	Table 21-7

RECEIVED

NOV 15 1983

THESE ARE TRANSMITTED as checked below:

- | | | |
|------------------------------------------------------|-----------------------------------------------------------|---------------------------------------------------------------|
| <input checked="" type="checkbox"/> For approval | <input type="checkbox"/> Approved as submitted | <input type="checkbox"/> Resubmit _____ copies for approval |
| <input type="checkbox"/> For your use | <input type="checkbox"/> Approved as noted | <input type="checkbox"/> Submit _____ copies for distribution |
| <input type="checkbox"/> As requested | <input type="checkbox"/> Returned for corrections | <input type="checkbox"/> Return _____ corrected prints |
| <input type="checkbox"/> For review and comment | <input type="checkbox"/> _____ | |
| <input type="checkbox"/> FOR BIDS DUE _____ 19 _____ | <input type="checkbox"/> PRINTS RETURNED AFTER LOAN TO US | |

MARKS

We feel that a 50 ft R.O.W w/ 30 ft of pavement is sufficient to handle the traffic being generated in that area.

If you have any questions, please call me.

TO

SIGNED

[Signature]

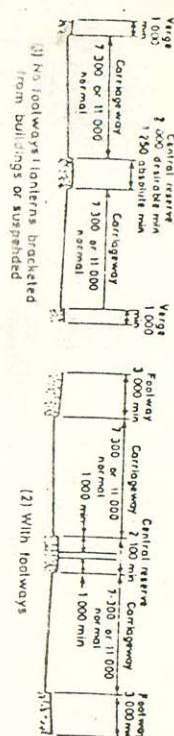


Figure 21.3 Urban all-purpose roads—primary distributors. The clearances shown are suitable for speeds above 48 km/h (30 mph). (Courtesy: HMSO—from 'Roads in Urban Areas'*)

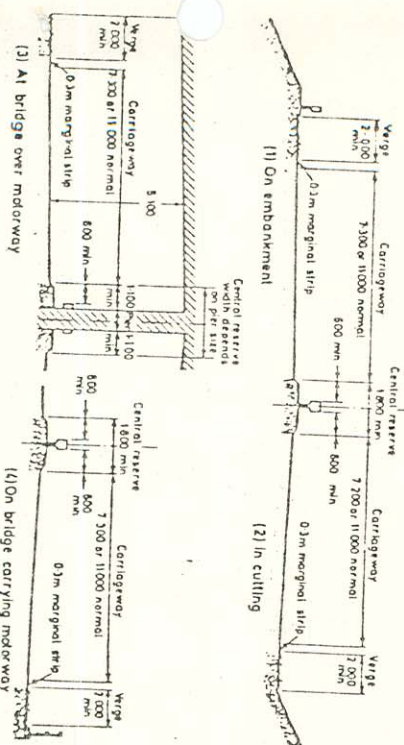


Figure 21.6 Urban motorways. Notes: (1) The central reserve should be bordered by raised kerbs where it is 2.0 m wide or less, or where the face of any safety fence is less than 1.25 m from the adjoining carriageway. Where greater widths are available, flush marginal strips 0.3 m wide may be used instead of kerbs. (2) On lengths of motorway without paved verges the near-side face of any safety fence should be bordered by raised kerbs and should be at least 0.6 m clear of the columns, etc. (3) The clearance between the carriageways and any fixed obstructions on the inside of bends at the side of the road or on the central reserve should be increased where necessary to ensure the requisite visibility standards. (Courtesy: HMSO—from 'Roads in Urban Areas'*)

Table 21.7

(a) PRACTICAL CAPACITIES OF TWO-WAY URBAN ROADS

Effective width of carriageway in metres (excluding refuges or central reserve)	2-lane			3-lane		4-lane			6-lane			Remarks	
	6	6.75	7.3	9	10	12	13.5	14.6	18	20	22		
Description	Capacity (pcu/h) for BOTH directions of flow						Capacity (pcu/h) for ONE direction of flow						
Urban motorway with grade separation and no frontage access								3 000		4 500		Applicable to the highest category of distributor	
All-purpose road with no frontage access, no standing vehicles permitted and negligible cross-traffic	1 200	1 350	1 500	2 000	2 200	2 000	2 200	2 400	3 000	3 300	3 600	Appropriate for all-purpose distributors	
All-purpose street with high- capacity junctions and 'No Waiting' restrictions	800	1 000	1 200	1 600	1 800	1 200	1 350	1 500	2 000	2 250	2 500	Applicable to those distributors and access roads where access to development is frequent but capacity is not unduly restricted by junctions	
									2 200	2 450	2 700		
									for dual carriageways				
All-purpose street with capacity restricted by waiting vehicles and junctions	300 to 500	450 to 600	600 to 750	900 to 1 100	1 100 to 1 300	800 to 900	900 to 1 000	1 000 to 1 200	1 300 to 1 700	1 500 to 2 000	1 600 to 2 200	Typical of existing roads where waiting vehicles and junctions with heavy cross traffic severely limit capacity	

October 3, 1983

Mr. Edward Guzman
Planning Department
City of San Antonio
P.O. Box 9066
San Antonio, Texas 78285

RE: Guilbeau Park Subdivision

Dear Mr. Guzman:

As requested, the schedule for construction in Guilbeau Park Subdivision is as follows:

<u>Unit</u>	<u>Begin Construction</u>
1	November, 1983
2	December, 1983
3	February, 1984

The distance from the north property line to the Braun Road cut-off on F.M. 1604 is 1,165 feet.

Sincerely,

PAPE-DAWSON CONSULTING ENGINEERS, INC.


Jesse F. Pacheco

JFP/srh

McG/Eddie
Key

PAPE-DAWSON
CIVIL & ENVIRONMENTAL ENGINEERS

9310 BROADWAY, SAN ANTONIO, TEXAS 78217
512/824-9444

April 8, 1988

RECEIVED

1988 APR 12 AM 11:20

DEPT. OF PLANNING
CURRENT PLANNING
DIVISION

Mr. Mike O'Neal
Planning Department
City of San Antonio
P. O. Box 9066
San Antonio, Texas 78285

Re: POADP Applications Status
Follow-up

Dear Mr. O'Neal:

Pursuant to a conversation I had with Roy Ramos Wednesday, April 6, 1988, and a conversation on, or about, March 23, 1988 by David Segovia with my secretary, Donna Doughtie, this letter is to confirm further information derived regarding the above referenced matter. David Segovia supplied us with Pape-Dawson Job Numbers on those maps which were still unidentified at the writing of our March 18, 1988 letter to you. We were able to identify the maps with our Job Numbers and obtain further status information. Listed below are the maps designated as POADP's having been applied for by Pape-Dawson and their status, to the best of our knowledge. They are broken into three categories; (a) those which are platted or partially platted, (b) those which are not platted, but are active, (c) those not platted by Pape-Dawson, whose status we do not know, but which could have been platted by another firm:

PLATTED OR PARTIALLY PLATTED

<u>MAP NUMBER</u>	<u>DESCRIPTION</u>
94	Embassy North
115	Sterling Oak
173	Metropolitan Business Park
110	Westover Hills
127	Interchange Park
129	Cinnamon Hills
162	Seltzer Subdivision
40	Castle Hills Forest
214	Woodway Park
217	Encino Park-NPC
233	Indian Springs Corp. Center Subdiv.
3	Country View
73	Grand Oaks
17	Woodlake Golf Villas, Unit-2
19	Woods of Shavano & University Oaks
27	Northgate
28	Woodridge, Unit-4
31	Timber Ridge
33	Camino Real
35	Richland Hills
42	Blanco Woods

Mr. Mike O'Neal
 Planning Department
 City of San Antonio
 Re: POADP Applications Status
 April 8, 1988
 Page 2 of 3

PLATTED OR PARTIALLY PLATTED (continued)

<u>MAP NUMBER</u>	<u>DESCRIPTION</u>
51	Woodlake Duplex, Unit-1
52	Oakwell Farms
54	Oakridge
56	Bluebonnet Park
61	Falcon Ridge
64	Crownridge of Texas
68	Fawn Meadow
70	Olmos Creek Office Park
79	Guilbeau Place
85	The Arbor
86	Hacienda Real
103	Santa Fe
108	Afton Oaks
174	Braun Oaks
182	Perrin Creek
55	Dominion
49	Braun Oaks - Tres Cinco Unit-2
194	Alamo Cement Company
102	Woodlake Park-Wimpey
265	Woodlake Subdiv, U-8, 6
261	Woodlake Country Club Estates
271	S.A. Joint Participation

NOT PLATTED, BUT STILL ACTIVE

101	Woodlake Park
237	La Cantera
189	Eastwood Industrial Park

UNKNOWN

137	North San Pedro 16	Not Platted*
146	Starcrest Hills	Not Platted*
147	Woller Road Tract - 28 Acres	Not Platted*
169	The Park	Not Platted*
211	SRC Development	Not Platted*
78	Pembroke Place	Not Platted*
241	Pace-Picante	Not Platted**

Mr. Mike O'Neal
Planning Department
City of San Antonio
Re: POADP Applications Status
April 8, 1988
Page 3 of 3

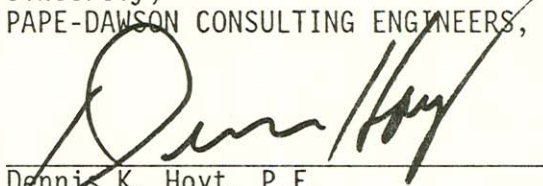
* These may have been platted by another firm. We have no knowledge of their current status. Please contact developer before deleting.

** Pace-Picante may have been platted by Vickrey and Associates.

We understand that you will retain all POADP's on which platting has occurred, and that you will also retain those known to be active. Further, on those that are "Unknown," we request that, prior to removing any POADP, you notify the Owner of the property, since in some cases, we may not be aware of the Owner's plans.

We trust this information completes the list of status information the Planning Department needed, and regret that it has taken so long and been so confusing to obtain. If you need further information or have questions, please contact me.

Sincerely,
PAPE-DAWSON CONSULTING ENGINEERS, INC.



Dennis K. Hoyt, P.E.
Vice President

DKH/dd

cc: Roy Ramos - City of San Antonio Planning Department
Ed Guzman - City of San Antonio Planning Department

L32-23/3(040788)

PLAT (KNOWN AS GUILBEAU PARK UNIT-2 SUBDIVISION) WHICH IS RECORDED IN VOLUME 9505, PAGE 104, BEXAR COUNTY DEED AND PLAT RECORDS.

NOTE
THE STREET STUB PROPOSED AT THE NORTH END OF APRIL BEND DOES NOT OBLIGATE THE CITY OF SAN ANTONIO TO INSURE EXTENSION OF APRIL BEND AT A LATER DATE.

3/6

LOOP

N47°55'33"W 35.00

DRAIN EASEMENT

542°04'27"W

SHEET 1 OF 2

UNPLATTED

MATCH LINE "A"

APRIL

BEND

SHEET 2 OF 2

UNPLATTED

ARDEN

BEND

BENDELL

UNPLATTED

5x30' ELECTRIC EASEMENT

N55°07'57"W, 30.00'

S55°07'57"E, 288'

N39°48'31"E, 75.00'

N50°11'29"W, 38.66'

DRAINAGE EASEMENT

S39°48'31"W, 78.87'

S55°58'06"E, 35.97'

N39°48'31"E, 109.84'

S39°48'31"W, 115.04'

N39°48'31"E, 109.84'

13' ELECTRIC OVERHANG EASEMENT

S55°56'36"E, 13.07'

4' ELECTRIC OVERHANG EASEMENT 0.021 ACRE

N39°48'31"E, 4.00'

0.034 AC

11' ELEC ESMT

DRAIN ROW

0.068 AC

10.55'

ROQUEFORT

S39°48'31"W, 230.35'

N55°56'36"W, 4.02'

BLOCK 12

JEAN VERTE

GUILBEAU PARK UNIT-2

AREA BEING REPLATTED
THROUGH A PUBLIC HEARING

BEING A DRAINAGE EASEMENT (0.068 ACRE);
A 13' ELECTRIC OVERHANG EASEMENT (0.034 ACRE)
AND A 4' ELECTRIC OVERHANG EASEMENT
(0.021 ACRE) AS PLATTED WITH GUILBEAU PARK
UNIT-2 AND RECORDED IN VOLUME 9505, PAGE 104
OF THE DEED AND PLAT RECORDS OF BEXAR
COUNTY, TEXAS.

N42°04'27"E

375.00'

September 27, 1983

Mr. Edward Guzman
Department of Planning
City of San Antonio
P.O. Box 9066
San Antonio, Texas 78284

RE: Guilbeau Parkway Subdivision
Preliminary Overall Area Development Plan

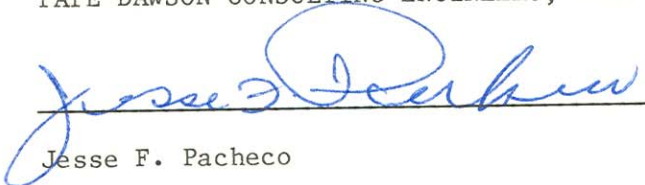
Mr. Guzman:

Attached, please find three (3) prints and one (1) reproducible sepia of the Preliminary Overall Area Development Plan for the above referenced subdivision for your review. We are now in the process of engineering Unit-1 and Unit-2.

Should additional information be required, please call our office.

Sincerely,

PAPE-DAWSON CONSULTING ENGINEERS, INC.


Jesse F. Pacheco

JFP/srh

Attachments



by BOOTH-CONNELL INC.

699-0430

9130 WURZBACH ROAD SAN ANTONIO, TEXAS 78240

February 11, 1985

Mr. Sam Parnes
Morton Southwest
P.O. Box 18428
San Antonio, Texas 78286

Re: Guilbeau Road/1604 Property

Dear Sam:

After reconsidering your proposed street extension, my position remains about the same. I'm not inclined to give up the necessary land or pay for any part of street improvements. I just can't see that the street would enhance the value of my property. Remember that I am not a commercial user. This land is strictly an investment for me.

I do see that some commercial users might want the entire 1604 frontage between Guilbeau Road and Bowens Crossing. About the best thing I could suggest would be that I would first offer this land for sale to you when I decide to put it on the market. It may be one year and it might be three years before the property "blossoms" to a value that I would consider an acceptable sale price.

Thanks for dropping by - I enjoyed our visit.

Best wishes,

Lloyd W. Booth

LWB/jc



Nov 26, 84 - talked to
Harris Council

October 29, 1984

Mr. Lloyd Booth
Prestige Homes, Inc.
9130 Wurzbach Road
San Antonio, Texas 78240

Dear Lloyd:

Attached is a print of our New Territories subdivision Preliminary Overall Area Development Plan (P.O.A.D.P.). As you know, the City of San Antonio Planning Department has to review and approve these plans prior to giving plat approval of individual subdivision plats.

We are presently platting Unit 22 (shaded green on the attached). Please notice that April Bend Street is proposed to stub into land which we understand is owned by you (shaded orange).

Some time ago, when we planned April Bend, we looked upon it as being a good two-way circulation street between New Guilbeau Road and our Bowens Crossing (which is an extension of Northwest Crossing's main street to Tezel Road).

Simply stated, the City will not approve our Unit 22 plat having the mentioned stub, without having that street extension to Guilbeau Road also shown on the P.O.A.D.P. for the Guilbeau Park subdivision. It is obvious then that we must ask you if you would want to have April Bend shown on a P.O.A.D.P. as extending through your tract to connect to New Guilbeau Road - whereby you or your buyer would someday be responsible for the construction through your 400' depth off Guilbeau Road (shown yellow on the attached).

Our alternative is to turn April Bend into Bendell, and remove the stub from our plat and plans.

Reasons that I think you might find the opportunity for the street to be attractive to you are:

1. It could provide two Guilbeau corners for your tract.
2. It could give your tract(s) some circulation traffic between subdivisions - particularly many years from now when Loop 1604 has one-way frontage roads.

Page Two
Letter to Mr. Lloyd Booth
October 29, 1984

3. Our drainage patterns and structures are presently designed to accept all stormwater off your tract that would normally flow to the end of our street stub. This would eliminate water within your tract that you would have flowing from the area east of the street to west of the street.
4. We have a water main and a sanitary-sewer main presently proposed to stub to your tract at the end of our stub.

Even so, you are the only one who can weigh advantages/disadvantages of the street extension. Would you please give it due consideration and call me at 655-4420 to discuss it.

Yours very truly,

MORTON/SOUTHWEST COMPANY



Sam G. Parnes
Senior Vice-President
Land Development

SGP/lw

attch.

cc: Larry Thomas (w/attch.)
bcc: Roger Bose (M.B.C. Engineers)